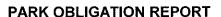


LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION





Tentative Map #	70647	•	Date: 07/15/2014		ate: / /	·	ate: 08/12/2014	
Park Planning Area #	38	LA CRESCEN	TE / MONTROSE / U	INIVERSAL	CITY	Map Type: N/	4	
	Total Units	16	= Proposed Units	11	+ Exempt Units	5	e Palamaka Palaka Karaba Alama Palaka Pa	
	Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:							
 the dedication of 	land for pu	blic or private p	ark purpose or,					
the payment of ir	n-lieu fees o	er,						
the provision of a	amenities or	any combination	on of the above.		•			
	The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.							
Park land obligation	in acres or	in-lieu fees:	ACRES		0.08 33,454			
Conditions of the ma	p approval	:						
The park obligation f	or this dev	elopment will	be met by:					
The payme	ent of \$33,4	54 in-lieu fees.	<u> </u>					
Trails:								
No trails.		,						
Comments:							-	
The map p	roposes a	16-unit reside	ntial condominium	project. Cre	edit is given for th	nree (3) single-l	amily residences	

figures than for multi-family, 5 or more units.

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a

and a duplex (2 units) to be demolished because the two housing types have higher average household size

hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King, Chief of Planning



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #

70647

DRP Map Date: 07/15/2014

SMC Date: / /

Report Date: 08/12/2014

Park Planning Area # 38

LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Map Type: N/A

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses

containing five or more dwelling units; Assume * people for mobile homes.

Ratio =

The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people

generated by the development. This ratio is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units

16

= Proposed Units

11

+ Exempt Units

5

		Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.04	0.0030	0	0.00
M.F. < 5 Units	2.16	0.0030	0	0.00
M.F. >= 5 Units	2.47	0.0030	11	0.08
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			5	
Total Acre Obligation =				0.08

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$418,178	\$33,454

Lot#	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
		Total Provided	Acre Credit:	0.00	

Acre Obligation	Public Land Crdt.				In-Lieu Fee Due
0.08	0.00	0.00	0.08	\$418,178	\$33,454